

Application Number:	2023/0280	Application Type:	Householder
Proposal:	Householder: Two storey extension to rear, single storey side extension and single storey porch extension to front	Location:	Birchcliffe Tonacliffe Road Whitworth Rossendale OL12 8SJ
Report of:	Head of Planning and Building Control	Status:	For Publication
Report to:	Development Control Committee	Date:	14.11.2023
Applicant:	Mr Chris Duffy	Determination Expiry Date:	24.11.2023 (time extension added)
Agent:	Mrs Clare Hatchman – Neil Pike Architects		

Contact Officer:	Chris Dobson	Telephone:	01706 238639
Email:	planning@rossendalebc.gov.uk		

REASON FOR REPORTING	
Outside Officer Scheme of Delegation	
Member Call-In Name of Member: Reason for Call-In:	<p>Cllr Alan Neal</p> <p>Following this evening's meeting of Whitworth Full Council the above application was discussed by members of Council who in principle were minded to support this application, as the Town Council did on the previous occasion this application came before the members.</p> <p>Myself and my fellow ward councillor felt the need to call this application in so that we can conclude once and for all whether this application is suitable and so that applicant will have an opportunity to put their case forward in front of members of the Development and Control Committee.</p> <p>1, Committee should visit this application site, Given this application lies within the Urban formed boundary.</p> <p>2, Whitworth Town Council have on both occasions have wholeheartedly supported this application, on the following grounds.</p> <p>3, in scale size and overall appearance are in keeping with the existing property, namely the matching natural stone and slate-roofing with</p>

	<p>matching windows and doors.</p> <p>4, Given the scale, size and massing of the proposed extensions sit well within the applicants substantial grounds of Birchcliffe.</p> <p>5, there would be no impact upon any of the neighbouring properties with the vicinity, given the application is to both the side and rear within those substantial gardens and large grounds of Birchcliffe.</p> <p>6, as one of the two Healey and Whitworth Ward Councillor's you have a right to submit such a members call in representations.</p>
3 or more objections received	
Other (please state):	

1. RECOMMENDATION

Approve – with conditions

2. THE SITE

The application site is a two-storey detached property of stone and slate construction set within its own grounds containing mature vegetation. The site is accessed via a private driveway with a gated entrance leading to the front elevation of the property. Due to the topography of the land, the property sits at a lower level than the adjacent Tonacliffe Road, with its gable fronting the road behind a coursed stone wall. The property shares a boundary to the rear with No.118 Market Street which is a grade II listed building.

The property is accessed from Tonacliffe Road via the A671 Market Street approximately 1.5 miles to the south of Whitworth town centre.

The property is located within the urban boundary.

3. RELEVANT PLANNING HISTORY

2022/0442 - Householder: Two storey extension to rear, single storey side extension and single storey porch extension to front – **Refused** – reason for refusal as follows:

“The proposed development by reason of its scale, design and style, would have an incongruous relationship with the host dwelling and would appear as an unsympathetic visually jarring form of development in a visually prominent location. The development would significantly harm the character and appearance of the host dwelling and would detract from the character of the surrounding street scene. Therefore, the proposed scheme is contrary to Section 12 of the Framework, Policies HS9 and ENV1 of the Rossendale Local Plan 2019 – 2036 and the guidance contained within the Council’s Alterations and Extensions to Residential Properties SPD.

2023/0050 - Householder: Two storey extension to rear, single storey side extension and single storey porch extension to front – **Refused** – reason for refusal as follows:

“The proposed development by reason of its scale, design and style, would have an incongruous relationship with the host dwelling and would appear as an unsympathetic

visually jarring form of development in a visually prominent location. The development would significantly harm the character and appearance of the host dwelling and would detract from the character of the surrounding street scene. Therefore, the proposed scheme is contrary to Section 12 of the Framework, Policies HS9 and ENV1 of the Rossendale Local Plan 2019 – 2036 and the guidance contained within the Council’s Alterations and Extensions to Residential Properties SPD.”

4. Update following the Development Control committee meeting (10th October 2023)

This application was heard by Members at the Development Control committee meeting held on Tuesday 10th October. Members agreed to defer issuing a decision on the application “so that further medical information can be submitted in relation to the needs of the child which will be a material consideration of the application”.

Following the meeting, the Council have received a letter from the NHS signed by two medical professionals providing confirmation of ongoing care for a child registered to the address as well as providing a detailed description of their condition and needs.

In addition to this, amended plans have also been received showing the removal of the balcony proposed to sit above the canopy to the west side of the two-storey rear extension. This has been replaced with a Juliet balcony with the glazed balustrades removed from the drawings.

Owing to the above, the case officer’s recommendation is now that the application should be approved with conditions.

5. PROPOSAL

The applicant proposes the addition of a part single storey part two-storey extension to the rear elevation of the property as well as a single storey side extension and a porch extension to the front elevation.

The rear extension will extend to an overall length of 8.5m into the rear garden with the two-storey section projecting from the centre of the rear elevation. To the east side, a single storey flat roofed extension is shown with a canopy in place to the west side providing space for a covered terrace at ground floor level.

Owing to its design, the outlook from the rear extension will be west facing with two sets of double doors located on the west elevation at ground floor level and a further set of double doors containing a Juliet balcony at first floor level. Windows are proposed to be added to all elevations of the rear elevation.

The rear extension is shown to be constructed from natural stone to match the existing building with natural slate proposed for the pitched roof. The submitted plans also show the windows and doors within the extensions will match the materials of those in place on the existing property. The ground floor of the rear extension is shown to contain a kitchen and living space with the first floor level containing a living room and bedroom with en-suite

The side extension will be a flat roofed stone addition located on the western elevation away from the roadside. The extension is shown to contain the sixth bedroom and will project from the existing side elevation wall by 3.25m and run 6.4m along the side elevation. The extension incorporates windows to the front and side elevations and double doors to the rear.

The new porch on the south side will be constructed from a powder-coated aluminum frame and will be glazed.

6. **POLICY CONTEXT**

National

National Planning Policy Framework

Section 12 Achieving Well Designed Places

Development Plan Policies

Rossendale Local Plan 2019-2036

SS Spatial Strategy
SD1 Presumption in Favour of Sustainable Development
ENV1 High Quality Development in the Borough
HS9 House Extensions
TR4 Parking

Other Material Considerations

Alterations and Extensions to Residential Properties SPD

7. **CONSULTATION RESPONSES**

LCC Highways – No objection subject to the addition of a condition
Whitworth Town Council – No objection

8. **NOTIFICATION RESPONSES**

To accord with the General Development Procedure Order letters were sent to neighbours and a site notice posted. One objection was received to the proposal with this raising the following concerns:

- Loss of Outlook
- Disruption caused during construction phase including loss of parking and noise

9. **ASSESSMENT**

Principle

The site is located within the urban boundary; therefore, an extension to this residential property is acceptable in principle.

Effect of the Proposal on the Character and Appearance of the Application Property and the Streetscene

The Framework aims to deliver high quality design and paragraph 130 states planning decisions should ensure that developments

a) will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;

b) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping.”

c) are sympathetic to local character and history, including the surrounding built environment and landscape setting.

Policy ENV1 (High Quality Development in the Borough) of the Rossendale Local Plan echoes the above national policy and Policy HS9 (House Extensions) expects extensions to respect the existing house and the surrounding buildings in terms of scale, size, design and materials.

The Alterations and Extensions to Residential Properties SPD states that:

“...any application for a domestic extension will not normally be permitted unless the proposal:

- Achieves a high standard of design and gives the appearance of being part of the original building. Specific features, such as doors, windows and roof style and eaves, should particularly reflect the dwelling’s original shape, size, alignment and architectural integrity;*
- Complements the original building through the use of matching materials and by reflecting the design, massing, bulk, detail, proportion, scale and style of the original building, so as not to dominate it;*
- Does not detract from the character of neighbouring properties through siting, excessive bulk, ill-matched materials or inconsistent design*
- Does not detract from the appearance of the street-scene or general character of the surrounding area”*

It is noted that changes have been made to the design of the proposed extension from the recently refused applications. These include the removal of the flat roofed link section of the rear extension and its replacement with a hipped roof design as well as the redesigning of the window openings to better reflect the existing windows and doors in place on the existing dwelling. In addition to the changes above, further improvements have been made to the design of the rear extension following Members’ decision to defer the application at the previous Development Management Committee meeting. This includes the removal of the balcony and glazed balustrades to the west side of the rear extension. The balustrades were considered an incongruous and visually jarring feature when viewed against the traditional appearance of the host property.

On balance, whilst the development proposed is considered large in terms of its scale due to the rear extension shown to extend from the rear elevation of the property by 8.5m, the scale is to be balanced against the needs of a disabled person. Following the improvements made to the scheme from the previously refused applications and the further improvements to the appearance following the Development Control committee meeting by the removal of the glazed balustrades, it is considered that a balance has been found which reduces the visual harm to the character and appearance of the host dwelling and allows for the needs of the person in question to be met.

Owing to the changes made to the scheme and considering the wellbeing of the dwelling's occupant, the development is now considered acceptable in terms of the impact upon the character and appearance of the host property and surrounding streetscene.

Effect on the Setting of a Listed Building

The Council's consultant conservation officer was asked to provide comments on the proposals due to the applicant's site sharing a boundary with 118 Market Street which is a grade II listed building. The concluding comments from the consultant are shown below:

"Whilst the proposed extension will have a notable impact on the appearance of the current property, I do not feel the additions will cause any substantive harm to the significance of the adjacent listed building (No.118 Market Street). As such, I feel the proposal would meet the statutory duty 'to preserve' and would comply with the planning guidance contained in Chapter 16 of the NPPF and the Policy ENV2 of the Local Plan."

In light of the above, it is not considered the development would significantly impact upon the setting of the listed building, which is positioned at a lower elevation to the applicant's property with mature vegetation in place between the dwellings.

Neighbour Amenity

Both national and local policies aim to protect the amenity of all existing and future occupants of land and buildings. Policy HS9 of the Local Plan and the SPD states that new development should protect the amenity of residents ensuring that each resident has an acceptable level of privacy and satisfactory level of daylight. Important factors such as overlooking and overshadowing will be taken into consideration.

An objection has been received during the consultation phase, which raises the following matters which are considered material planning considerations:

- Loss of outlook
- Highway Safety during the construction phase

Further matters have been raised within the objection including concerns over the noise generated during the construction period however; this is not considered material planning consideration.

Matters relating to the safety of the highway have been addressed within the access/parking section of the report. An assessment upon the impact of the development upon the amenity of surrounding neighbours including any loss of outlook has been undertaken below.

The proposed development would be most visible from No.79 to No.85 Tonacliffe Road. However, these properties are positioned to the rear of the application site on the opposite side of Tonacliffe Road and are at a higher elevation than the road, with applicant's property being located at a lower elevation. The proposed two-storey rear extension would still be visible however; its impact upon these neighbours would be similar to that of a single storey addition.

Due to the difference in height and the distance between the properties, it is not considered the development would significantly reduce the outlook or impact upon the amenity of the surrounding residents.

Access/Parking

Sufficient space for off-street parking is located to the front elevation of the property. LCC Highways have been consulted and raised no objection to the proposals. Their comments do however recommend that a Construction Management Plan is submitted to the council prior to any approved works commencing to show how deliveries during construction will be managed and where workers on the site will park during construction.

Personal Circumstances

Since the last Committee meeting, a letter has been received from medical professionals confirming the ongoing care for a disabled child registered at the dwelling as well as a detailed description of their condition and an explanation as to how the proposed development would improve the person's wellbeing. Personal circumstances are generally not considered material planning considerations unless it is an exceptional case, and clearly relevant.

In this case, it is considered that the proposed development would be of benefit in meeting those needs and therefore, significant weight should be afforded to the personal circumstances of the Applicant in the overall planning balance.

10. CONCLUSION

The proposed development would be acceptable in principle and would not be detrimental to the amenity of surrounding neighbours or highway safety. The proposals, as amended, are also considered acceptable in terms of the impact upon the character and appearance of the host property and surrounding street scene. The specific needs of one of the dwelling's occupants have been confirmed and the proposal would assist with their living conditions which is an important consideration in this case.

11. RECOMMENDATION

Approve with conditions

Conditions

- 1) The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason: Required by Section 51 of the Planning and Compulsory Purchase 2004 Act.

- 2) The development shall be carried out in accordance with the planning application form received 15/06/2023 and the following drawings and documentation unless otherwise required by the conditions below:

Title	Drawing No.	Received Date
Location Plan	-	15.06.2023
Proposed Front Elevation	PL K1057/04	26.07.2023
Proposed East Elevations	-	23.10.2023
Proposed West Elevation	-	23.10.2023
Proposed North Elevation	-	23.10.2023
Proposed Ground Floor Plan	PL K1057/02 E	08.08.2023
Proposed First Floor Plan	PL K1057/03 F	30.10.2023

Reason: To define the permission and in the interests of the proper development of the site.

- 3) No development shall take place until a Construction Method Plan has been submitted to, and approved in writing by, the local planning authority. The approved Plan shall be adhered to throughout the construction period. The Plan shall highlight how deliveries during construction will be managed and where workers on the site will park during construction.

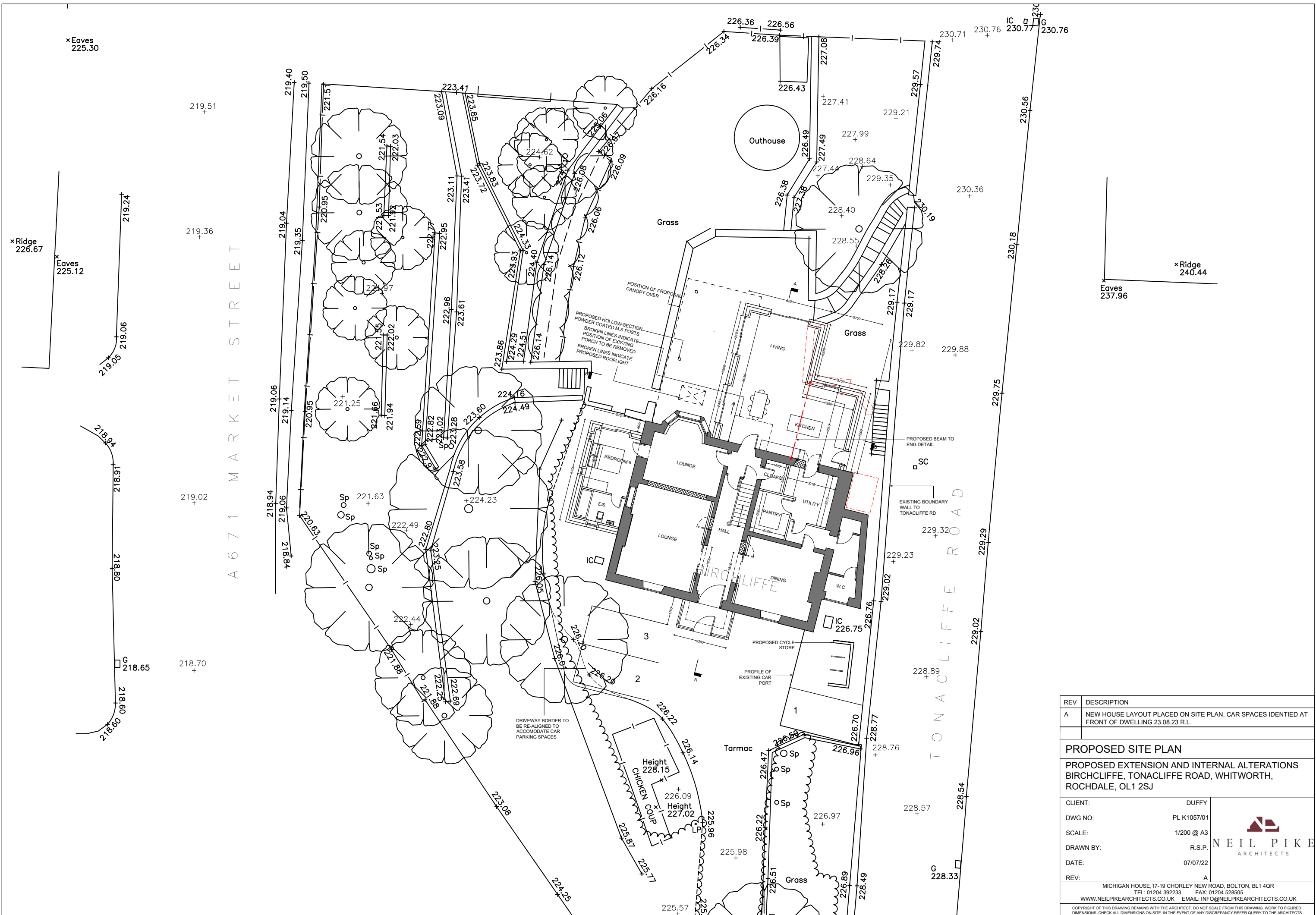
Reason: to minimise the impact of construction on existing residents in the vicinity of the site

- 4) Prior to the commencement of development samples of all external facing and roofing materials (notwithstanding any details shown on previously submitted plan(s) and specification) shall be submitted to and approved in writing by the Local Planning Authority. All works shall be undertaken strictly in accordance with the details as approved and retained as approved thereafter.

Reason: To ensure that the materials used are visually appropriate to the locality.

Informative

- 1) The proposal complies with the development plan and would improve the economic, social and environmental conditions of the area. It therefore comprises sustainable development and the Local Planning Authority worked proactively and positively to issue the decision without delay. The Local Planning Authority has therefore implemented the requirement in Paragraph 38 of the National Planning Policy Framework.



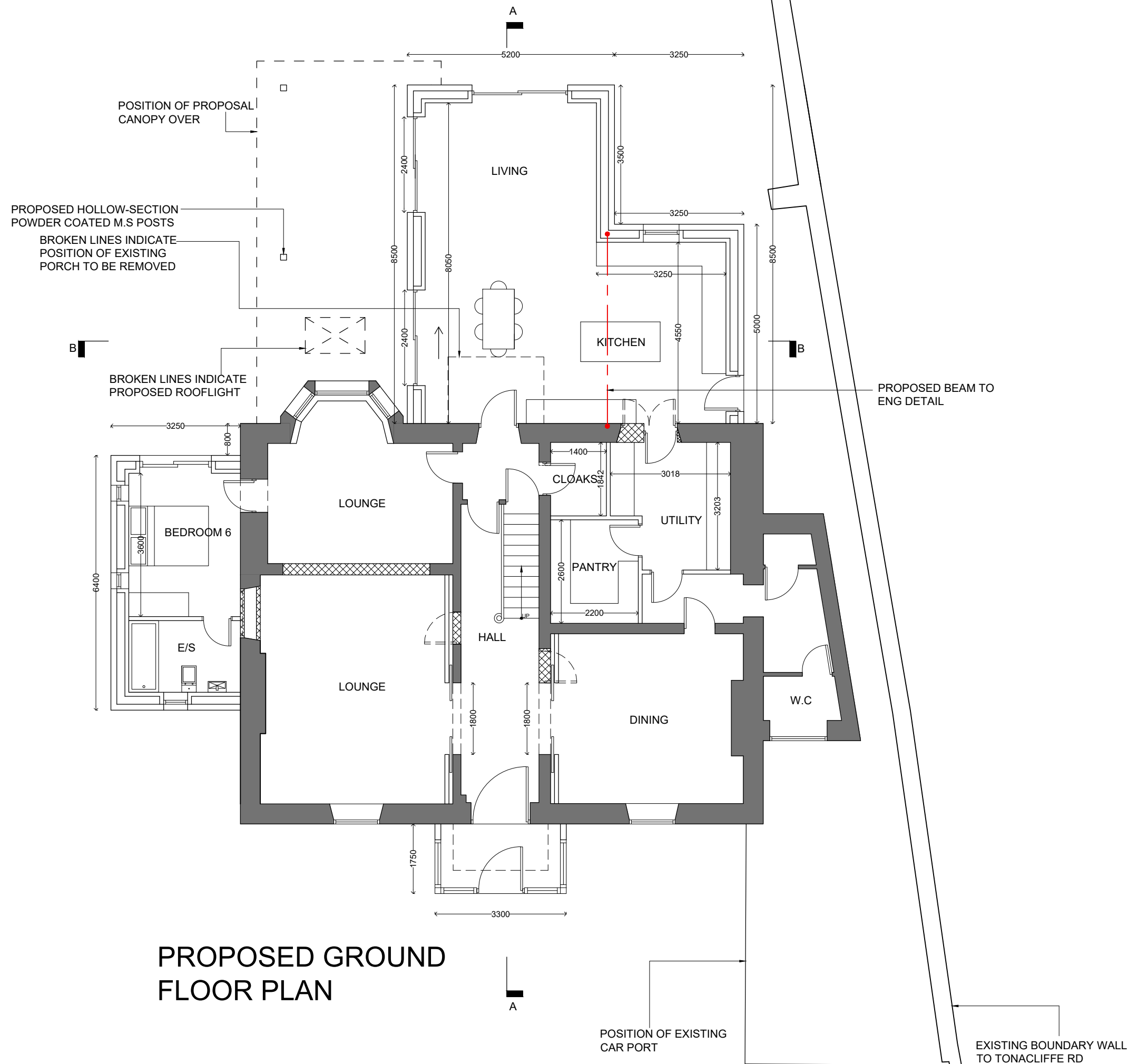
REV	DESCRIPTION
A	NEW HOUSE LAYOUT PLACED ON SITE PLAN, CAR SPACES IDENTIFIED AT FRONT OF DWELLING 23.08.23 R.L.

PROPOSED SITE PLAN
PROPOSED EXTENSION AND INTERNAL ALTERATIONS
BIRCHCLIFFE, TONACLIFFE ROAD, WHITWORTH,
ROCHDALE, OL1 2SJ

CLIENT:	DUFFY
DWG NO:	PL K1057/01
SCALE:	1/200 @ A3
DRAWN BY:	R.S.P.
DATE:	07/07/22
REV:	A



MICHIGAN HOUSE, 17-19 CHORLEY NEW ROAD, BOLTON, BL1 4QR
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PROPOSED GROUND FLOOR PLAN

REV	DESCRIPTION
A	BOUNDARY WALL AND NOTES ADDED 17.08.22 R.L.
B	GENERAL AMENDMENTS TO FLOOR PLAN 17.01.23 D.D.
C	GENERAL AMMENDMENTS TO FLOOR LAYOUT 07.06.23 R.L.
D	GENERAL AMMENDMENTS TO FLOOR LAYOUT 08.06.23 R.P.
E	EXTERNAL WALLS OF EXTENSION RECONFIGURED 07.08.23 R.L.

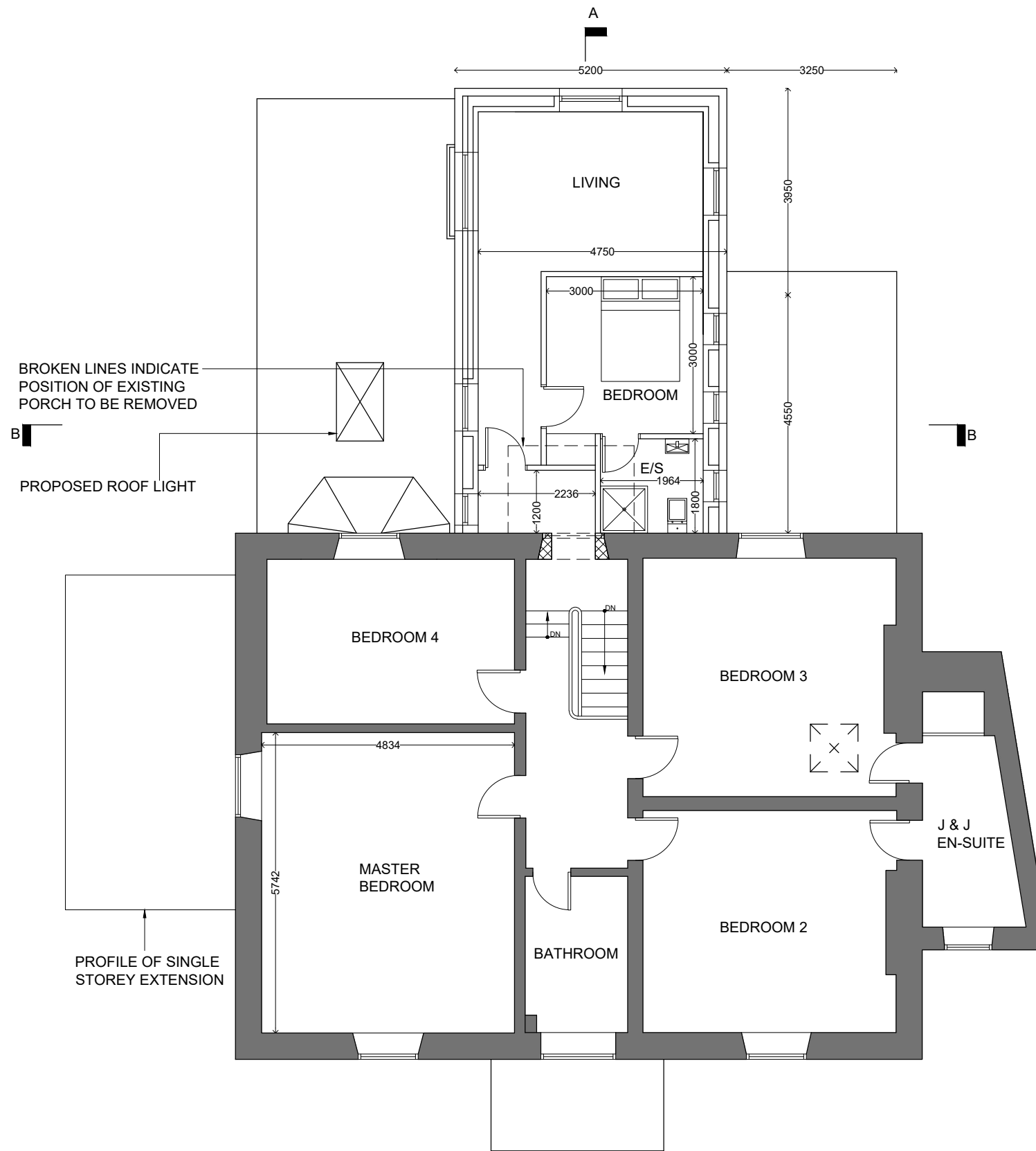
PROPOSED GROUND FLOOR PLAN

PROPOSED EXTENSION AND INTERNAL ALTERATIONS
BIRCHCLIFFE, TONACLIFFE ROAD, WHITWORTH,
ROCHDALE, OL1 2SJ

CLIENT:	DUFFY
DWG NO:	PL K1057/02
SCALE:	1/100 @ A3
DRAWN BY:	R.S.P.
DATE:	07/07/22
REV:	E



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PROPOSED FIRST FLOOR PLAN

REV	DESCRIPTION
A	EXTERNAL POSTS & E/S REMOVED, NOTES ADDED 17.08.22 R.L.
B	GENERAL AMENDMENTS TO FLOOR PLAN 17.01.23 D.D.
C	GENERAL AMENDMENTS TO FLOOR LAYOUT 07.06.23 R.L.
D	GENERAL AMENDMENTS TO FLOOR LAYOUT 08.06.23 R.P.
E	EXTERNAL WALLS OF EXTENSION RECONFIGURED 07.08.23 R.L.
F	BALCONY REMOVED, ORIENTATION OF SKYLIGHT CHANGED 30.10.23 R.L.

PROPOSED FIRST FLOOR PLAN

PROPOSED EXTENSION AND INTERNAL ALTERATIONS
 BIRCHCLIFFE, TONACLIFFE ROAD, WHITWORTH,
 ROCHDALE, OL1 2SJ

CLIENT: DUFFY
 DWG NO: PL K1057/03
 SCALE: 1/100 @ A3
 DRAWN BY: R.S.P.
 DATE: 07/07/22
 REV: F



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FRONT ELEVATION

REV	DESCRIPTION
A	CLADDING CHANGED, WINDOWS ALTERED, NOTES ADDED. 17.08.22 R.L.
PROPOSED FRONT ELEVATION	
PROPOSED EXTENSION AND INTERNAL ALTERATIONS BIRCHCLIFFE, TONACLIFFE ROAD, WHITWORTH, ROCHDALE, OL1 2SJ	
CLIENT:	DUFFY
DWG NO:	PL K1057/04
SCALE:	1/100 @ A3
DRAWN BY:	R.S.P.
DATE:	07/07/22
REV:	A
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STONE PARAPET TO SINGLE STOREY ROOF CONSTRUCTION

NATURAL STONE FACINGS TO MATCH EXISTING DWELLING

CEMENT POINTING TO VERGE

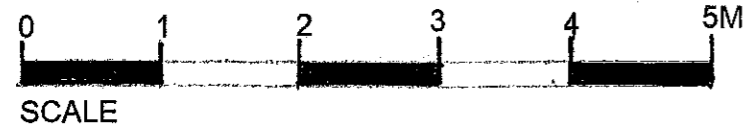
NATURAL STONE HEADS AND CILLS TO MATCH EXISTING

EXISTING BAY WINDOW

STONE PARAPET TO SINGLE STOREY EXTENSION

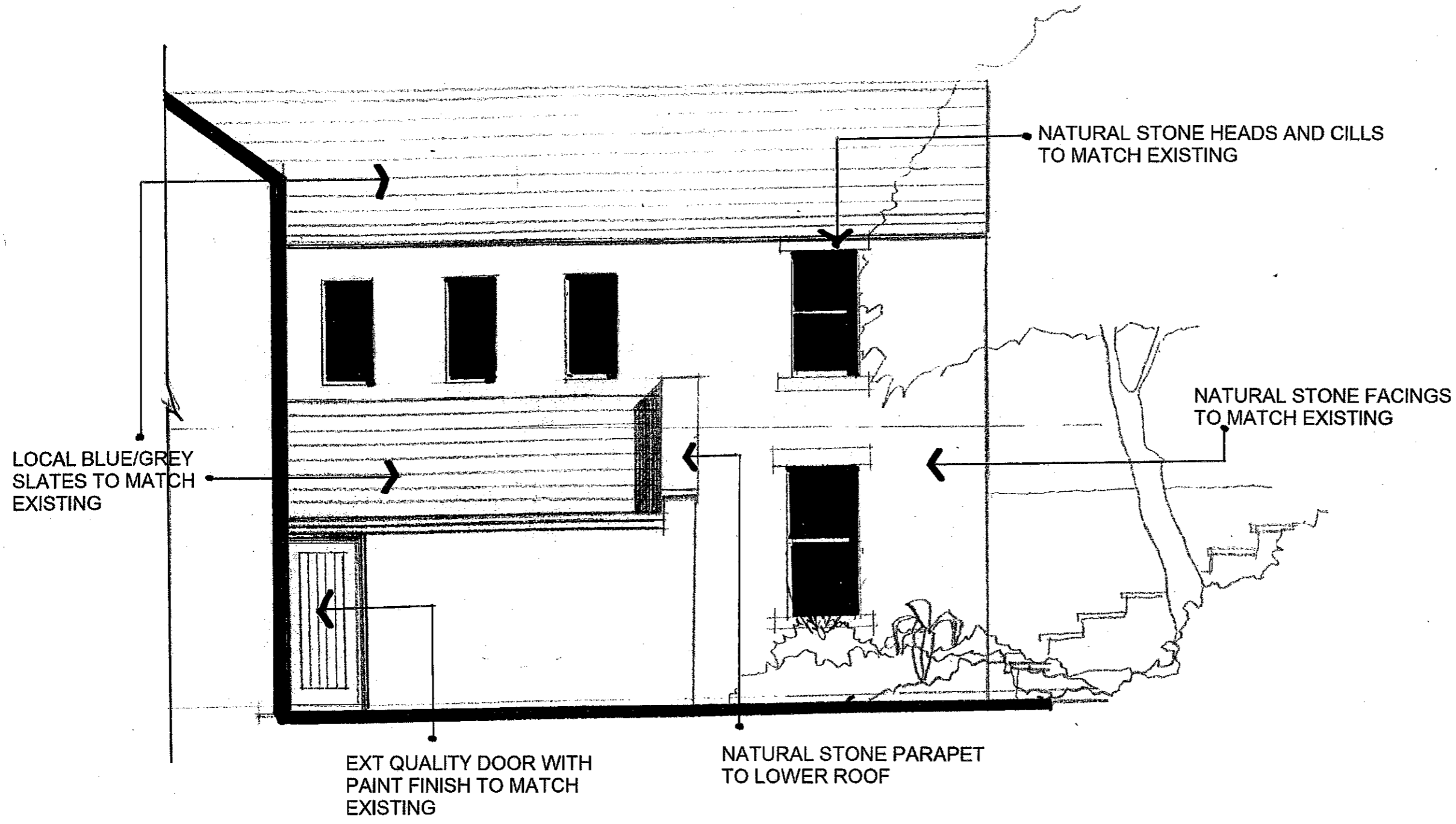
TOUGHENED GLASS BALUSTRADE TO 'FRENCH' WINDOW

HOLLOW SECTION M.S. POST TO CANOPY



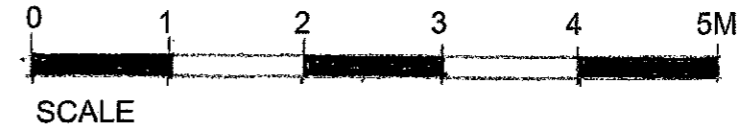
NEIL PIKE
ARCHITECTS

PROPOSED NORTH ELEVATION BIRCHCLIFFE



PROPOSED EAST ELEVATION BIRCHCLIFFE

LOCAL BLUE/GREY SLATE TILES TO PROPOSED ROOF (TO MATCH EXISTING)



NATURAL STONE FACINGS TO MATCH EXISTING

NATURAL STONE HEAD AND CILLS TO MATCH EXISTING

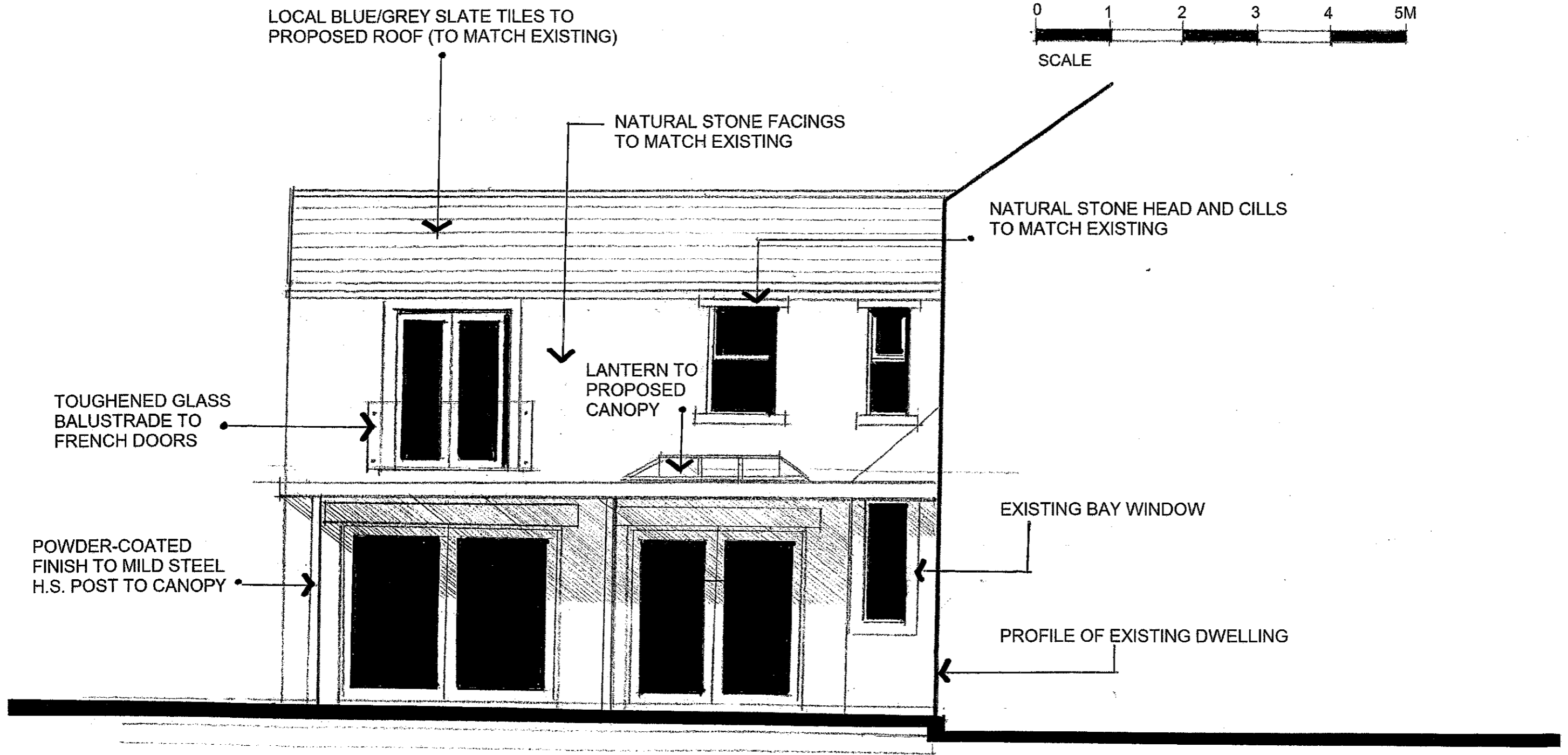
LANTERN TO PROPOSED CANOPY

TOUGHENED GLASS BALUSTRADE TO FRENCH DOORS

POWDER-COATED FINISH TO MILD STEEL H.S. POST TO CANOPY

EXISTING BAY WINDOW

PROFILE OF EXISTING DWELLING



PROPOSED WEST ELEVATION BIRCHCLIFFE



NEIL PIKE
ARCHITECTS

Rosendale BOROUGH COUNCIL

The Town and Country Planning Act 1990
(Development Management Procedure)

Application for Planning Permission

Application Reference: [REDACTED]

The Planning Manager gives notice that Mr C. Duffy
under the above legislation for:

Proposal: Householder: Two storey extension to
side porch extension to front

Location: Birchcliffe, Tonacliffe Road, Whitworth, [REDACTED]

Members of the public may view this application
at <https://www.rossendale.gov.uk/planningcomment>

or scan the QR code with your smart phone to view our

Representations should be made via our website or
quoting the application reference number above.
Comments you make cannot be treated as confidential
including personal information will be made available
to the applicant or other members of the public.

If an appeal is made against the application,
the Planning Inspectorate and will be considered with the appeal
but will be taken into consideration.

As the Local Planning Authority, Rossendale Council
has a legal obligation about you in order to administer and
fulfil its legal obligations with respect to planning. To
please refer to the Council's privacy policy at
<https://www.rossendale.gov.uk/planningcustomers>

Date of Notice: 4/11/22













